



GARRETT MANSIONS

WEST END GATE, LONDON, W2 1BB





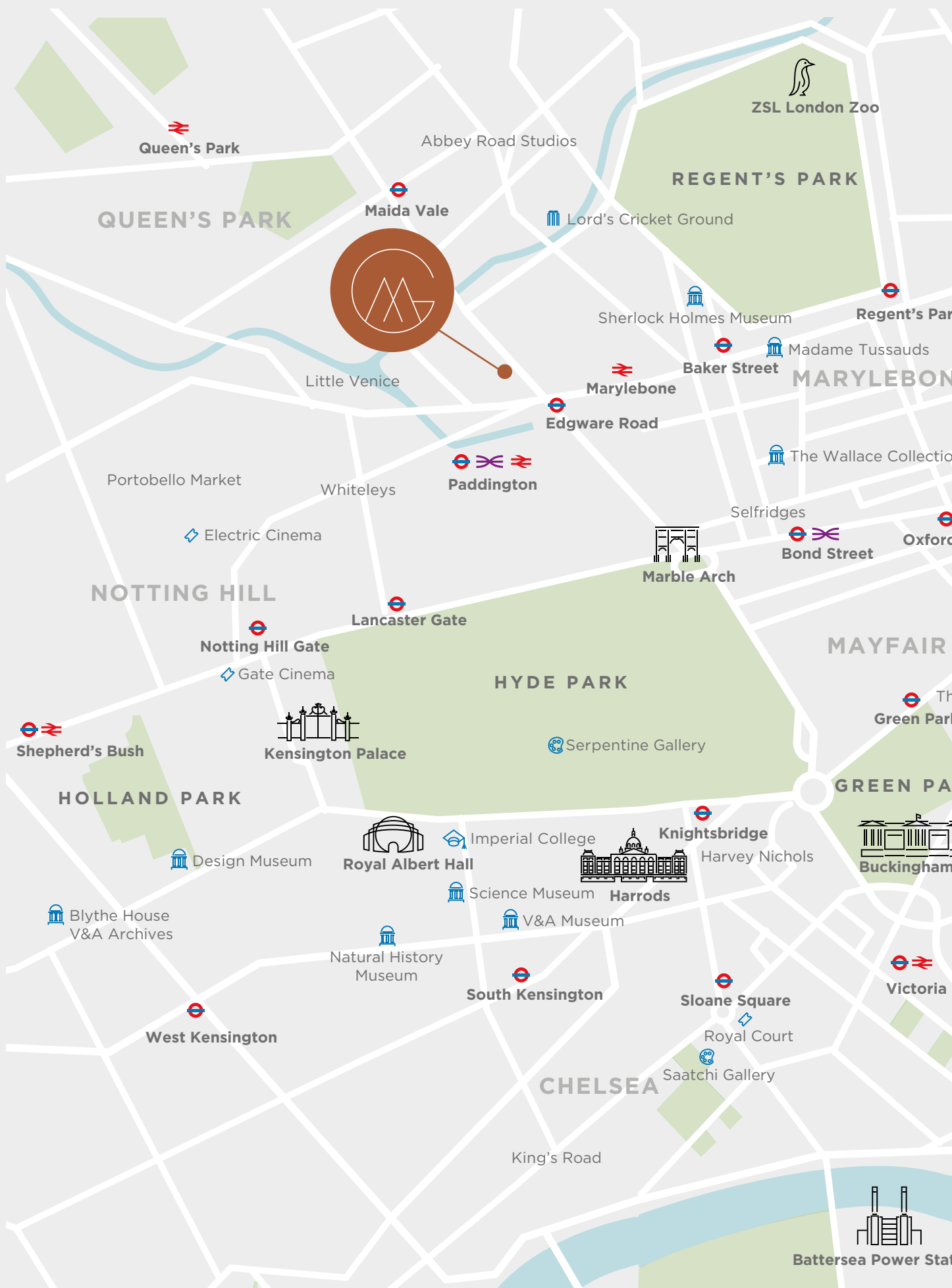


GARRETT MANSIONS

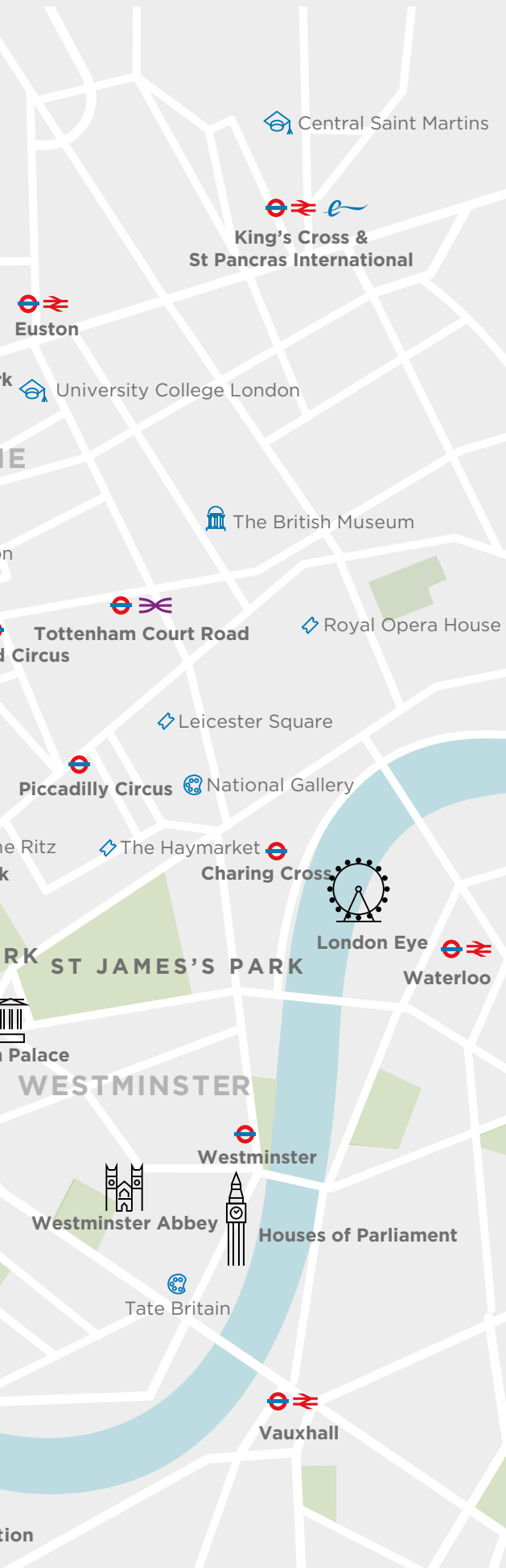
WEST END GATE, LONDON, W2 1GN

OVERVIEW

- > A selection of one, two and three bedroom flats newly built by Berkeley Group and interior designed by Residential Land
- > Address: Garrett Mansions, West End Gate, W2 1GN
- > Local Authority: Westminster City Council
- > Tenure: 999 years from 1st January 2020
- > Service Charge: Approx £6 per sq ft
- > Ground Rent: Approx £1 per sq ft for the first 150 years of the lease
- > Every apartment benefits from outside space
- > Available furnished or unfurnished
- > Two passenger lifts
- > Video entry system with each individual apartment handset/screen
- > 24 hour concierge and CCTV
- > Swimming pool, sauna & steam room facilities
- > Gym and personal training facilities
- > Cinema room
- > Access to private residents' gardens
- > Excellent transport connections including a Zone 1 tube station 2 minutes walk away. Paddington Station is a 9 minute walk away
- > Concierge service
- > On-site building manager
- > Car parking (by separate negotiation) and bike storage facilities
- > Conference rooms
- > Direct access to Edgware Road



TRANSPORT INFORMATION



There are numerous transport links surrounding Garrett Mansions in Zone 1. Whether it be bus, tube or train the area is fully covered. Nearby tube stations are a two minute walk away and served by the Circle, District, Bakerloo and Hammersmith & City lines.

London Paddington is just a nine minute walk away and provides direct access to Heathrow airport with the express train that runs every 20 minutes.

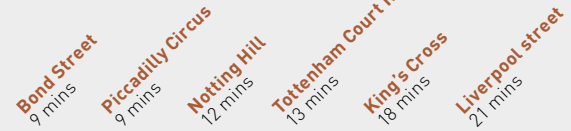
The A40 Westway which sits just South of Garrett Mansions is a major throughfare into central London joining the Marylebone Flyover and out to the West.

The A5 and A41 provide convenient routes out to the North, where the M1 and M25 are easily reached.



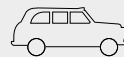
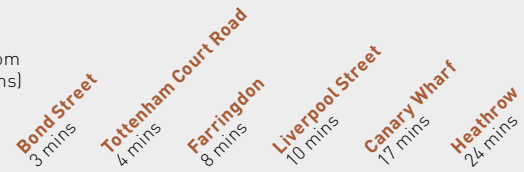
TUBE

From Edgware Road (2 mins walk from Garrett Mansions)



CROSSRAIL

From Paddington (9 mins walk from Garrett Mansions)



TAXI

From Garrett Mansions



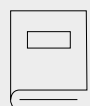
BUS

From Garrett Mansions



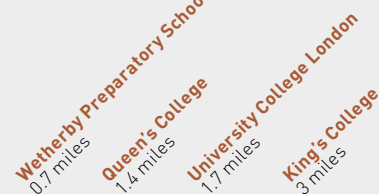
AIRPORTS

Via Tube/Rail network



EDUCATION

From Garrett Mansions



SPECIFICATION



GENERAL

- > New bespoke interior designed apartments
- > Every apartment benefits from outside space
- > Two passenger lifts
- > Access to private residents' gardens
- > Communal letterbox facility

KITCHENS

- > Bespoke custom fitted cabinets
- > Composite stone work surfaces
- > Stone effect porcelain splash back
- > Under-mounted single or double bowl sink and worktop with carved drainer grooves
- > Single lever mixer tap with swivel spout
- > Engineered timber flooring to match living space
- > Pull-out pan and cutlery drawers to selected apartments in 2 and 3 bed units
- > Fully integrated Siemens appliances including a hob and a single oven with pyrolytic cleaning
- > Dishwasher, washer dryer (washer dryer typically located in hallway cupboard) and Miele fridge freezer
- > Chilled wine/drinks cabinet to selected apartments
- > Double sockets with USB ports

BATHROOMS

- > White enamelled steel bath in en-suite; large walk-in shower in family bathroom
- > Frameless glass shower screens to both showers and baths with overhead showers
- > Overhead and hand-held shower in both bathrooms (some over bath)
- > Large format tiles to selected walls and all floors with feature walls to bath and shower zones
- > White ceramic wall mounted WC with soft closing seat and dual flush
- > White ceramic wall mounted basin set into feature base, with chrome deck mounted basin mixer spout and controls
- > Thermostatically controlled mixer and two-way control for en-suite shower and three-way control for bath
- > Heated rail and clothes hooks in all bathrooms
- > Bespoke wall mounted mirrored vanity unit with shaver socket and integrated feature lighting
- > First fix plumbing for douche option in bathrooms
- > Sensor activated low level lighting
- > Underfloor heating to primary bathroom

BEDROOMS

- > Luxury fitted carpet
- > King size beds to all bedrooms
- > Fitted wardrobes to all bedrooms, internal fittings include a combination of rails, shelves, drawers and integrated lighting
- > Samsung Smart TV in primary bedroom



LIGHTING & AV

- > Low energy, low maintenance lighting scheme using LED — dimmer switches to living rooms and bedrooms
- > Under cabinet lighting to kitchen
- > 5 amp lighting sockets for connecting table and floor lamps in reception room and bedrooms
- > Master switch to turn all lighting off in apartment
- > Media plate at all TV locations for satellite TV, digital TV, DAB and FM radio, telephone and data services for media connectivity
- > Wiring for speaker system in living/dining/kitchen, primary bedroom and bedroom 2
- > Wiring for future pendant lighting to kitchen and principal reception room
- > Samsung Smart TVs with Sonos sound bar
- > Super fast internet provisioned by Hyperoptic and BT Fibre FTTP

HEATING & COOLING

- > Independent thermostatically controlled comfort cooling and heating via fan cooling unit multi-room system in all living rooms and bedrooms
- > Whole house ventilation system incorporating heat recovery

SECURITY & PEACE OF MIND

- > Video entry system viewed by individual apartment handset/ screen
- > Multi-point locking and spy hole to apartment entrance doors
- > 24-hour concierge service and CCTV
- > All apartments provided with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler system (where required by regulation)
- > Car parking and bike storage facilities

OUTSIDE SPACE

- > Metal railings or glass balconies to selected apartments
- > Decking and low level lighting to external balconies
- > Porcelain flooring and low level lighting to all inset balconies

LEISURE FACILITIES

- > Bespoke swimming pool
- > Sauna and steam room facilities
- > Gym facilities for personal training
- > Bookable dining room
- > Cinema room
- > Residents' lounge area
- > Conference room